

Single Family Residence

RESIDENTIAL

5313 TY CT

ROCKLIN, CA 95765

\$877,581 TopHap Estimate · \$293 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,997 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

3

PARKING

VALUATION

\$878K

\$841K low

\$914K high

Last Sale

\$560,000 · Sep 15, 2016

Est. Owner Equity

\$0

Loan-to-Value

120%

TAX & ASSESSMENT

Property Tax	\$7,274 (2025)
Assessed Value	\$662,921
Previous Assessed	\$649,923

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	59 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2016	Resale	Grant Deed	\$560,000	\$187	\$310K
Feb 7, 2011	Resale	Grant Deed	\$357,000	\$119	\$297K
Sep 24, 1999	Resale	Grant Deed	\$250,000	\$83	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.4 mi
Rocklin High School	High	9–12	1.6 mi

District: Rocklin Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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